

Duxbury Clipper, Thursday, May 22, 1975

LANDING COMMITTEE RECOMMENDS

The Town Landing Committee, headed by Robert Cooper, has recommended to selectmen improvements for each of the 16 town landings and 4 public ways to the water.

It also recommends in a report that the town acquire the right of first refusal in the event of the sale of the properties adjacent to Harden Hill and Howland's Landing.

Both of these properties are presently operated as church summer camps. The committee feels they would be valuable as future park and recreational areas.

With regard to Bay Farm, the

report recommended that a thorough study be done by a separate group of 6 persons, including some conservationists and an engineer, on the recreational potential of the site. Recommended also was the development of a high water beach with a parking lot of natural material.

Also recommended by the report was a committee to investigate the legal status of the 4 ways on Standish Shores to which townspeople have a right but are prevented access by some residents. Those ways are Samoset, Sagamore, Elder Brewster and Massasoit roads.

park for 2-3 days at a time while off for the weekend. Such use is unfair to other users.)

Consider, repairing and realigning parking area for better traffic control.

Old Cove Landing
Recommendation for posting of parking for no more than 10 cars at landing.

Recommendation that several

loads of gravel & sand be brought in to expand the beach area & to allow for the total of 10 parked cars. (Note: This site, with a minimal amount of effort, would be a good high water bathing site for limited local use.)

Recommendation that a trash barrel be placed near the sign bearing the posting.

We suggest a brief survey of the site to determine how a small culvert or drain could be put in to reduce washout & erosion.

Drew Salt Works

Recommended that the site be posted as a foot landing. No parking. (Primary use is as an access to the marsh.)

Simone Soule

Recommended posting as a foot landing. No parking.

Clark Peterson

Recommended as a foot landing. Parking not recommended. Do not block emergency landing. (Note: Some residents currently drive down on the hard pan while clamming or haying. Where their vehicles are built for such use we feel this use should not be curtailed. We seek only to avoid overuse or the chance that novices become enmeshed.)

Both Sides of Powder Point Bridge - Powder Point End Only

North Side
Posting as a public landing for foot use only. Do not block emergency access.

South Side-Upper Parking Lot
The upper parking lot is not necessarily part of a town landing area but comes into use as such. We recommend an improvement for drainage and consideration of paving & lining.

Recommend posting of 24-hour parking, no trailers.
Recommend placing 2 barrels for refuse.

South Side-Lower Parking Lot
The lower parking lot is a part of the actual landing.

Recommend posting for parking of 10 cars maximum and 6 boat trailers. Emergency access. Do not block.

South Side (up river)

St. George
Recommend posting for foot use only as nature observation point.

Old Mill

Recommended as a down river site for launching small craft, i.e., prams, canoe, skiffs, & posting as such.

Recommend posting as an 8-car trailer lot with 24-hour parking limit.

Recommend that a barrel be placed for litter.

Ramp facilities could use some new natural fill.

Winsor St.

We recommend town maintenance and posting as a foot landing.

Rough brush should be cut back and an opening be made to enable the addition of a few loads of sand & gravel to be brought in to restore this nearly abandoned town landing.

Recommend parking be limited to the left side only.

Town litter barrel a good idea.

Water St.

Recommend town maintenance and posting as a foot landing.

We feel that culvert work & fill to replace that which has eroded

is in order.

This site has not enough turning area & for reasons of security and safety we recommend that it be posted for "No Parking."

Josselyn Ave.

Recommend reopening of a foot passageway & posting for "Foot and Bicycle Use Only." No parking.

Harden Hill

Recommend for limited parking, up to 8 cars, right side only, no trailers.

Recommend installation of a drain & culvert to reduce down hill wash & erosion.

Special Notice: We recommend acquisition of the right of first refusal by the town of all adjacent properties as future park & recreational areas.

Howlands Landing

A prime site for further development.

Recommend posting for parking at top of hill for 8 trailers & angle parking below for 20 cars maximum.

The relining of parking spaces & the addition of a second line barrel is also in order.

The town landing committee leaves major improvements of this site to the waterfront committee & the Howlands Landing Committee for recommendations to the selectmen.

Special Note: In the event that the New Church Union Headquarters at Newbury St., Boston, decides to dispose of the property (or any part thereof) known as

Blairhaven, we recommend that the town acquire the right of first refusal as prescribed by the planning board.

Landing Rd. [off Bay Rd.]

Recommend posting as a foot & bicycle landing.

Limited parking for 3 cars. Do not block emergency access.

Hicks Point Rd. Landing

Recommend posting as a foot & bicycle landing.

Limited parking for 3 cars & 2 trailers.

We feel minor improvement of road & ramp with gravel & natural materials to give limited small boat with trailer access for hunters & users of the marsh.

Ford's Stand

Recommend a study of use, potential use, & improvements for expanded parking facilities & better delineated foot travel, as well as improved security.

We recommend a committee be appointed to handle recommendations for expanded use of Ford's Stand. If the selectmen would appoint a study committee of 3 or 4 to ascertain & investigate the limits and physical assets of this site (as well as the past abuses), the town may well develop one of the 4 most important landings here.

Public Ways to the Water As Differentiated from Landings - Island Creek Pond

We recommend that the town's only documented fresh water way be posted as:

A recreational area.
Parking in designated area
(Continued on Page 16)

OUR STORE READS LIKE A
HOLLYWOOD SPECTACULAR.

ARTHUR W. BENNETT, JR.
and KEVIN B. HEALEY

PROUDLY PRESENT
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GENERAL STORE

STARRING

Johnny Walker Jim Beam

Jack Daniels Jose Cuervo

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Paul Masson Ernest and Julio Gallo

Al Maden with Sebastiani

Joseph Schlitz Bud Weiser Miller Lite

Jacob Ruppert Guinness Stout

AND INTRODUCING

YUKON JACK

Barbara S. Mullowney

REALTOR

93 HARRISON ST.

934-5688



WATERFRONT - NEW LISTING: Charming and unusual 2-3 bedroom house. Cathedral ceiling living room, raised hearth fireplace, thermopane doors opening to blue-stone patio on water side. Beautiful view, private dock, float, two boat moorings. Large screened porch facing water. Modern kitchen, dining room, 2 complete baths, laundry, 3-zone gas f.h.w. heat. Detached tool-shed-work-shop, also a boathouse. Area app. 2.8 acres. Grounds attractively landscaped to provide privacy. \$150,000.

WATER-VIEW-DUXBURY BAY. NEW EXCLUSIVE LISTING - Compact year-round house located on lane leading to Duxbury Bay. Pretty fireplaced living room, sun porch, dining room, modern kitchen, family room opening to large deck which provides a lovely view of the bay. Three bedrooms, bath on second floor. \$57,500. Shown by appointment, please.

YEAR-ROUND CAPE COD HOUSE - Approximately 1 1/2 acres naturally landscaped grounds, room for tennis court. Built by one of Duxbury's finest builders just a few years ago. Four or five bedrooms, 2 c.t. baths. Ell-shaped living room - dining room opening to deck. Gas f.h.w. heat. Priced in the Forties. Shown by appointment, please.

SUMMER BRINGS . . .



TITLE INSURANCE COMPANY



As Jason Potrykus of Kingston (right) and Philip F. Zucchi of Manomet (left) look on, Alexander Hannah, vice president of the Commonwealth Land Title Insurance Company of Philadelphia, executes their agency contract authorizing Plymouth Abstract & Title Co., Inc., to commence writing owner and mortgagee title insurance policies in Plymouth and surrounding counties in Massachusetts. Fred Clark, vice president of the Rhode Island Division, witnesses the signing.

Title insurance protection of homes, business and real estate investment will be 100 years old in the 1976 Bicentennial year. Although title insurance now dominates the title evidence field in all states of the Union, it remains a relatively new enterprise in Massachusetts. Both Potrykus, a graduate of Stonehill College, and Zucchi, a graduate of UMass. (Amherst), received certificates from Bentley College after having studied paralegal real estate abstracting and title examination. At the conclusion of their course, which was offered for the first time in Massachusetts last year at Bentley, they

County and Cape Cod. Their counsel, Clarence Potrykus (not pictured), has had over 25 years experience in abstracting and title insurance and real estate closings for several first-ranking title and life insurance firms in Wisconsin, Ill., and Massachusetts. In addition, the Plymouth office will retain and be assisted by various local attorneys, including from Duxbury, in the escrowing and closings of real estate transactions.

Their offices are located in the Sever Professional Building, 11 Russell St., Plymouth, next to the Registry of Deeds and Probate.

LANDINGS

(Continued from Page 7)

only.

Small craft use, canoes, dinghies & skiffs. No motors permitted. 8 picnic tables. 4 litter barrels. Hours restricted from sunrise to 10 p.m.

Bay Farm

Recommend a thorough study by a separate group of 6 persons, including some conservationists, & an engineer willing to donate expertise. This committee would be charged with recommending the best method of developing a high water beach or beaches, together with a (natural material) parking facility or facilities & further, the best method of planning for full recreational facilities.

This committee should be ready to present a course of action together with full financial requirements necessary to fully develop the town's new acquisition, as well as a plan for maintenance & full security. This committee's work is a priority & should be able to be completed for presentation at the next 1976 Town Meeting.

Note: Generally this site would be made use of by approximately 150 persons and there should be parking for 40-50 cars. See Article 33 of 1975 Warrants, page 35 and 36. We feel to allow this area to continue unattended is to invite misuse and the possible creation of a public nuisance.

Miles Standish Homesite [Shore Way]

Recommended parking facilities for not more than 3 cars & posting as a foot & bicycle landing after this way is designated a landing by the selectmen (as it currently qualifies as a landing).

This recommendation is made primarily for reasons of security.

We recommend the appointment of a Standish Shore Committee of 6 to investigate the legal status of the 4 following public ways, to which the town has a right but over which townspeople and the public at large are prevented access by some residents. The committee's findings should be reported as recommended action to the selectmen.

The landing committee points out that some of these ways are or have been incorrectly identified or posted as private. This should cease.

Ways Involved

Samoset, Sagamore, Elder Brewster, Massasoit.

Refer to documented material on the previous ways, A through D, & be advised that **town funds** were voted, appropriated, & used to improve these ways to what was the high water mark in 1907 & 1908 & that the town's funds, personnel & equipment still carry on some maintenance on these sites.

These actions constituted not only the creation of public ways but by state regulation & statute the potential of being town landings.

May the Standish Shore Study Committee so validate, or document reasons for disapproval of public use or recommendations for limited or extended use.

DUXBURY RENT-A-KID



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